

14156

D E E D
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GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT ANTHONY ZANAKOS and wife, BEVERLY JOYCE ZANAKOS, hereinafter called "GRANTOR", for and in consideration of the transfer to GRANTOR of a certain ten-acre tract located in Fort Bend County, Texas, have GRANTED, SOLD and CONVEYED, and by these presents hereby does GRANT, SELL and CONVEY unto FISH ENGINEERING & CONSTRUCTION, INC., a Texas corporation, hereinafter called "GRANTEE", all those certain lots, tracts or parcels of land, together with all improvements located thereon, situated in Brazoria County, Texas, and described as follows:

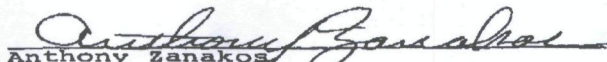
Tract No. 23 of Brazos County Investment Company Subdivision No. 8, F. J. Calvit League, Abstract 51, Brazoria County, Texas, according to the map or plat thereof duly of record in the Plat Records of Brazoria County, Texas, to which reference is here made for all appropriate purposes.

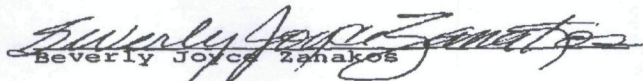
This conveyance is made and accepted subject to all of the matters set forth in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said GRANTEE, its successors and assigns forever, and GRANTOR hereby binds itself and its successors to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the said GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof, this the 30th day of April, 1982.

Address of Grantees:
P. O. Box 22535
Houston, Texas 77027


Anthony Zanakos


Beverly Joyce Zanakos
GRANTOR

STATE OF TEXAS COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redations, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY  _____

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D E E D

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THE STATE OF TEXAS S
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COUNTY OF BRAZORIA S

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY ZANAKOS and wife, BEVERLY JOYCE ZANAKOS, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of April, 1982.



Madalynne Reichenbach
Notary Public, State of Texas

MADALYNE REICHENBACH
NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

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STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY Joy

D E E D
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EXHIBIT "A"

(a) Lessor's title to the land (and Lessee's leasehold estate) extends only to the SURFACE ESTATE, all minerals under the leased tract previously having been reserved in Deed from Mrs. R. E. L. Stringfellow to L. S. Womack, dated 6/7/65 of record in Volume 912, Page 805 of the Deed Records of Brazoria County, Texas.

(b) Easement for construction of Intracoastal Waterway and disposal of spoil as contained in instrument undated but acknowledged by Grantor on 11/1/37 from C. L. Minkler to the United States of America of record in Volume 295, Page 524, Deed Records.

(c) Easement for highway or road purposes granted to Brazoria County by Nannie M. Stringfellow by instrument dated March 30, 1961, of record in Volume 798, Page 692, Deed Records.

(d) Easement and right-of-way for distribution lines, etc. granted to Houston Lighting and Power Company by instrument dated 6/1/78 by Anthony Zanakos, et ux of record in Volume 1410, Page 128, Deed Records.

(e) Easements as shown on plat of Brazos Coast Investment Company Subdivision No. 8 of record in Volume 2, Page 141 et seq. of the Plat Records of Brazoria County, Texas.

(f) Any right, title, interest or claim of any character had or asserted by the State of Texas or by any government or governmental authority or by the public generally in or to that part of the property herein described affected by the ebb and flow of the tide.

FILED FOR RECORD
AT 8:05 O'CLOCK 2 M.

MAY 5 1962

H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY [Signature] DEPUTY

STATE OF TEXAS COUNTY OF BRAZORIA

I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession.
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

BY [Signature]